ZIP 28213, Charlotte, North Carolina.

Current market data.

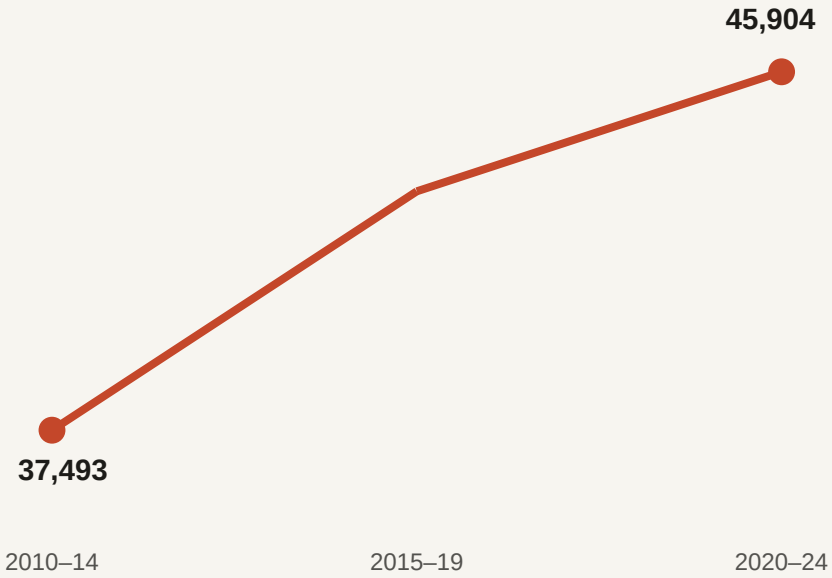
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

45,904 people call ZIP 28213 home.

45,904

people.



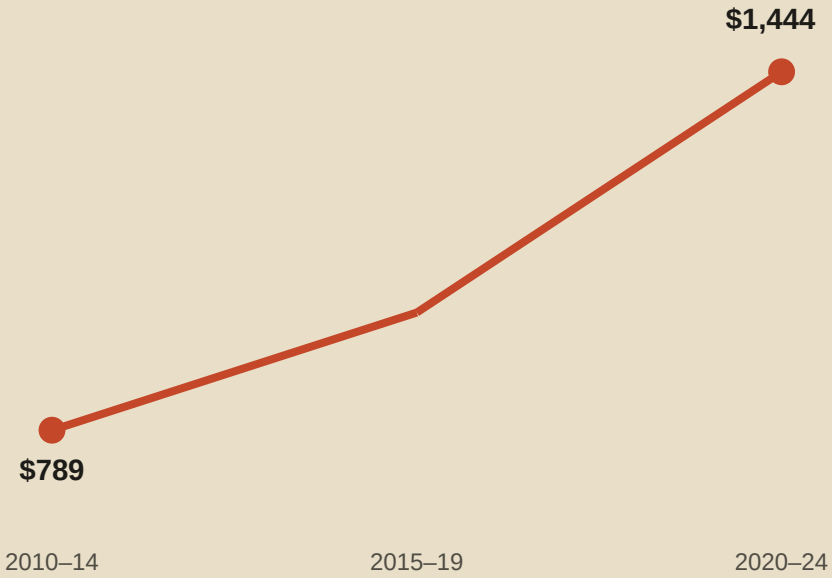
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 83% since the 2010–2014 survey, before inflation.

$1,444

a month. North Carolina's median is $1,228.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

51% of the housing here was built before 2000.

51%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 20,924 homes here.

99–128

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

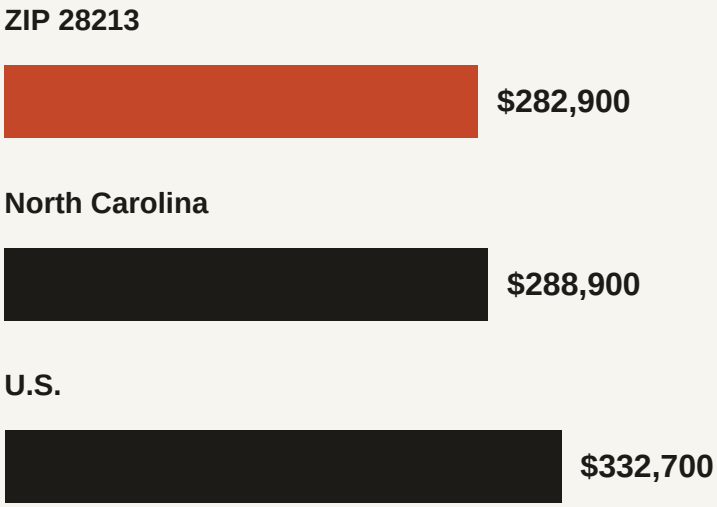
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 2% less than North Carolina's.

$282,900

median home value in ZIP 28213.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 28213'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/zip/28213/**